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BETTER  
COMMUNITY**

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e: hello@

**RECEIVED**

DEC 21 2015

**LEGISLATIVE ENVIRONMENTAL  
POLICY OFFICE**

December 14, 2015

Montana Environmental Quality Council  
PO Box 201704  
Helena, MT 59620-1704

Re: Consultation under MDOC Neighborhood Stabilization Program

Dear Sirs:

The Human Resource Development Council of District IX, Inc./Gallatin County has approval from the Montana Department of Commerce to invest program revenue from the Montana Neighborhood Stabilization Program (NSP) Grant. The project will involve acquisition of vacant land at approximately 2.725 acres, and construction of up to 24 two and three bedroom townhomes.

Constructed units will be sold to families and households with incomes between 50 and 120% of Area Median Income for Gallatin County through HRDC's HUD Certified Homeownership Center, the Road to Home Program.

We request that you review the enclosed Environmental Assessment (Exhibit 2-M) and notify us in writing of any concerns or findings regarding the proposed project in relation to environmental factors. **Please send comments to: Heather Grenier, Chief Operations Officer, HRDC District IX, Inc., 32 South Tracy Avenue, Bozeman, MT 59715.**

The subject property has been approved as a PUD through the City of Bozeman Planning and Engineering Departments.

I am enclosing the following materials: environmental assessment (Exhibit 2-M), FONSI/NOI/RROF, site plan, and property legal description to give you a better understanding of the area and resources that will be affected.

**If we do not receive a reply within 15 days, we will assume that you know of no environmental concerns and we will proceed with the project assuming that environmental factors have been adequately addressed.**

Sincerely,

Heather Grenier  
Chief Operations Officer

e: hello@thehrdc.org

a: 32 South Tracy  
Bozeman, Montana 59715  
p: 406.587.4486

a: 111 South 2nd Ave  
Livingston, MT 59047  
p: 406.333.2537

**HRDC**  
BUILDING A BETTER COMMUNITY  
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## EXHIBIT 2-N NSP

### COMBINED NOTICE FINDING OF NO SIGNIFICANT IMPACT and NOTICE TO PUBLIC OF REQUEST FOR RELEASE OF FUNDS (FONSI/NOI/RROF)

December 15, 2015

Gallatin County

311 West Main Street

Bozeman MT, 59715

406.582.3000

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

On or about January 4, 2016 the above-named Gallatin County will request the Montana Department of Commerce (MDOC) to release Neighborhood Stabilization Program Revenue (NSP) funds provided under Title I of the Housing and Community Development Act of 1974, as amended (PL 93-383), Department of Housing and Urban Development Federal Register Notice, Vol. 73, No. 194, dated October 6, 2008, and Department of Housing and Urban Development Federal Register Update Notice, Vol. 74, No. 117, dated June 19, 2009 for the following project:

NSP Project Title or Name  
Sartain Project

Purpose or Nature of NSP Project

The Neighborhood Stabilization Program, designed to address the negative ramifications of the national housing crisis that has occurred over the past five years, has established grant funds to address the increase in foreclosed, abandoned, and vacant properties across the United States.

Neighborhood Stabilization Program funds have been awarded to Gallatin County with HRDC as the developer for the purposes of acquiring foreclosed property within Gallatin County and constructing new affordable housing units targeted to households with incomes at or below 120% of the area median income with an emphasis on households with incomes at or below 50% of the area median income.

The proposed project includes:

- Construction of 6 single-family townhomes containing 2 and 3 Bedroom units (Phase 1)
- Construction of 6 single-family townhomes containing 2 and 3 Bedroom units (Phase 2)
- Construction of 6 single-family townhomes containing 2 and 3 Bedroom units (Phase 3)
- Construction of 6 single-family townhomes containing 2 and 3 Bedroom units (Phase 4)



•  
Gallatin County

Location - City, County, State - of NSP Project)

Finding of No Significant Impact

It has been determined that such request for release of funds will not constitute an action significantly affecting the quality of the human environment and accordingly the above named Gallatin County has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (PL 91-190).

The reasons for the decision not to prepare such Statement are as follows (*Set forth reasons for decision.*):

The project will provide improvements to the existing landscape by developing residential units, and the land use for the general area will not change. Environmentally sensitive characteristics such as wetlands, floodplains and threatened or endangered species are not expected to be adversely impacted as a result of the proposed project. No significant negative long-term environmental impacts were identified.

An Environmental Review Record documenting review of all project activities in respect to impacts on the environment has been made by the above-named Gallatin County. This Environmental Review Record is on file at the above address and is available for public examination and copying upon request between the hours of 8:00 AM and 5:00 PM.

No further environmental review of such project is proposed to be conducted prior to the request for release of NSP project funds.

Public Comments on Findings

All interested agencies, groups and persons disagreeing with this decision are invited to submit written comments for consideration by Gallatin County to the Gallatin County Environmental Certifying Officer, Stephen R. White on or before December 31, 2015. All such comments so received will be considered and Gallatin County will not request release of funds or take any administrative action on the project prior to the date specified in the preceding sentence.

Release of Funds

HRDC will undertake the project described above with NSP program revenue earned from previous projects under Title I of the Housing and Community Development Act of 1974, as amended, Department of Housing and Urban Development Federal Register Notice, Vol. 73, No. 194, dated October 6, 2008, and Department of Housing and Urban Development Federal Register Update Notice, Vol. 74, No. 117, dated June 19, 2009. Gallatin County is certifying to MDOC that Gallatin County and certifying official Stephen R. White, as approved by MDOC, in his official capacity as Environmental Certifying Officer, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect on the certification is that upon its approval, Gallatin County may use the NSP funds and MDOC will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

### Objections to State Release of Funds

The Montana Department of Commerce will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following bases:

- (a) that the certification was not in fact executed by the chief executive officer or other officer approved by the Montana Department of Commerce;
- (b) that the applicant's environmental review record for the project indicates omission of a required decision, finding, or step applicable to the project in the environmental review process;
- (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by MDOC; or
- (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental design.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and may be addressed to: Montana Department of Commerce, Community Development Division, 301 S. Park Avenue, P.O. Box 200523, Helena, Montana 59620.

Objections to the release of funds on bases other than those stated above will not be considered by MDOC. No objection received after January 19, 2016 will be considered by MDOC.

Stephen R. White

Name of Environmental Certifying Officer

December 15, 2015

Date

311 West Main Street

Street Address

Bozeman, Gallatin County, MT, 59715

City, County, State, Zip Code



## **EXHIBIT 2-M**

### **NEIGHBORHOOD STABILIZATION PROGRAM (NSP) CONSOLIDATED ENVIRONMENTAL ASSESSMENT FORM**

#### **Introduction**

The following form is for the use of Neighborhood Stabilization Program (NSP) recipients who must prepare an Environmental Assessment (EA) as required by HUD Environmental Review procedures for the NSP program (24 CFR 58.36). Satisfactory completion of this form will meet the requirements of the federal Housing and Community Development Act as well as the national Environmental Policy Act (NEPA).

NSP recipients must also demonstrate compliance with the environmental requirements of the other related federal environmental laws and regulations listed in the HUD Statutory Checklist (24 CFR 58.5). For this reason, the Statutory Checklist requirements have been combined into this single consolidated form. An index of the applicable federal statutes and regulations is found at the end of this form. Where noted, the numbers that appear to the right of the environmental subject areas listed in the checklist correspond to the listing of statutes found in the index.

The requirements of the Montana Environmental Policy Act (MEPA) and the uniform State administrative rules adopted pursuant to the Act have also been integrated into the consolidated form.

#### **Project identification**

Recipient: Gallatin County

Chief Elected Official: Chairman  
Stephen R. White

Environmental Certifying Officer:  
Stephen R. White, Gallatin County

NSP Contract #: MT-NSP-008-01-001

Project Name: Sartain Development  
(Project Name to be updated)

Person Preparing this Environmental  
Assessment: HRDC District IX, Inc.,  
Heather Grenier

Phone Number: 406.587.4486

## Evaluation of Environmental Impact

Provide the information requested below and attach additional narrative as appropriate.

1. Describe the proposed action or activity, including construction and end-product (attach maps and graphics as necessary).

The proposed project includes acquisition of vacant land at approximately 2.725 acres, and the construction of 24 units of single-family attached housing totaling 34,752 square feet of 2-3 bedroom townhomes and 9,216 square feet of garage space. The project will be constructed in 4 phases of 6 units each.

2. Describe the project site and surrounding area(s), including existing site use and environmental conditions (attach map as applicable).

The project site is zoned R-3. The site's highest and best use has been designated as its proposed use as a phased townhome development. The project is located to the west of 19<sup>th</sup> Avenue, north of Baxter Lane, in the northwest region of the city. The site has had extensive engineering work completed as part of the pre-application process for the City of Bozeman and to coincide with the development of the subdivision to the east which is called Baxter Square Phase 3. Original PUD monies for the park and common area have already been contributed to the city of Bozeman and the initial work included a wetlands study from Barb Vaughn. Per the engineer, all of the wetlands have been mitigated and the project is ready to move forward with lot design.

3. Describe the benefits and purpose of the proposed action.

The purpose of the project is to provide homeownership opportunities to limited income households within Bozeman, Montana. The benefits of the project are addressing the problems of foreclosed properties, while providing affordable homeownership opportunities.

4. Describe all sources of project funding:

Project funding includes Montana Department of Commerce Neighborhood Stabilization Program Revenue funding and Temporary Construction Financing.

5. Describe any project plans or studies which are relevant to the project.

The site plan was approved as a minor subdivision development through the City of Bozeman. Additional reports include: An environmental assessment completed by C&H Engineering (Appendix I), a water/storm water report (Appendix A), a soils/geology report (Appendix B), a storm water plan (Appendix C), A traffic impact study (Appendix D), Response letters from state and regional offices (Appendix E), a Noxious Weed Management and Revegetation Plan (Appendix F), Covenants, Restrictions, and Articles of Incorporation for the Homeowners Association (Appendix G), Maps and Site plans (Appendix H), an EPA map of hazardous material sites (Appendix J), an Air Quality Index report (Appendix K), an EPA Wetlands map (Appendix L), and an Employment and



Income Analysis (Appendix M). Appraisals and full site plan are available for review upon request.

6. Proposed implementation schedule.

The project consists of four phases. Each phase consisting of 6 units. Phase 1 will begin construction in March 2017, Phase 2 will begin construction in June 2019, Phase 3 in August 2020, and Phase 4 in October 2021.

7. Compliance with any applicable local plans, ordinances, or regulations.

All applicable local plans, ordinances, and regulations are included as part of the checklist and comply.

	Yes	No	Not Applicable
Local Comprehensive (Growth Management) Plans including housing, land use and public facilities elements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local zoning ordinances or land use regulations, such as permit systems or soil conservation district requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Evaluation of impact, including cumulative and secondary impacts, on the **Physical Environment**:

Please complete the following checklist. Attach narrative containing more detailed analysis of topics and impacts that are potentially significant.

**Key Letter:** **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
**P** - Approval/ Permits Required; **M** - Mitigation Required

KEY	Impact Categories-- PHYSICAL ENVIRONMENT	Source of Documentation Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
<u>N</u>	Soil Suitability, Topographic and/or Geologic Constraints	Soil features include blackdog silt loam with a 0 to 4 percent slope and Meadowcreek loam with a 0 to 4 percent slope (USDA Natural Resources Conservation Service, web soil survey, Appendix B). These soil types are considered fair for most types of construction. The limiting features for these soil types include the potential for shrink-swell and high ground water (remedies to overcome limitations are included on Page 5 of Appendix I)

**Key Letter:** **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
**P** - Approval/ Permits Required; **M** - Mitigation Required

KEY	Impact Categories-- <b>PHYSICAL ENVIRONMENT</b>	<b>Source of Documentation</b> Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
	HUD Environmental Criteria--24 CFR Part 51:	
<b>N</b>	51(b) Noise--Suitable Separation Between Housing & Other Noise Sensitive Activities & Major Noise Sources (Aircraft, Highways & Railroads) <sup>8</sup> *	Suitable separation observed
<b>N</b>	51(c) Hazardous Facilities--Acceptable Separation Distance from Explosive and Flammable Hazards (Chemical/ Petrochemical Storage Tanks & Facilities-- ex., Natural Gas Storage Facilities & Propane Storage Tanks) <sup>7</sup> *	Hazardous waste (RCRA Info), Air Emissions (ICIS-Air), Water Dischargers (PCS/ICIS), Toxic Releases (TRI), Superfund (CERCLIS), Brownfields (ACRES), RAD Info, and Toxic Substances Control Act (TSCA) data is included in Appendix J (EPA MAP).
<b>N</b>	51(d) Airport Runway Clear Zones-- Avoidance of Incompatible Land Use in Airport Runway Clear Zones <sup>7</sup> *	Not applicable
<b>N</b>	EPA Hazardous Waste Sites, or Other Hazards or Nuisances Not Covered Above	Not applicable
<b>N</b>	Lead-based Paint <sup>13</sup>	New construction
<b>N</b>	Asbestos <sup>14</sup>	New construction
<b>N</b>	Effects of Project on Surrounding Air Quality or Any Effects of Existing Air Quality on Project <sup>1</sup> *	Air quality for Gallatin County was rated Good for 197 and moderate for 16 out of 197 days (US EPA Air Quality Index Report; Montana Department of Environmental Quality (Appendix K).
<b>N</b>		Test holes on this parcel encountered groundwater at

\*See index at end of form.



**Key Letter:** **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
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KEY	Impact Categories-- <b>PHYSICAL ENVIRONMENT</b>	<b>Source of Documentation</b> Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
	Groundwater Resources & Aquifer <sup>a 10 *</sup>	depths around 5 feet, all wells located within a quarter mile of the site indicate static water levels between 4-6 feet. Water is supplied to the project from a municipal water supply that is considered safe. Surface runoff will be controlled by channeling flows into retention and detention basins which will limit discharges to pre-development rates. The basins will also filter sediments and oil reducing the potential for contamination of downstream aquifers (Appendix A).
<u>N</u>	Surface Water/Water Quality, Quantity & Distribution <sup>10.*</sup>	Drinking water is supplied to the project from a municipal water supply that is considered safe. Copies of the USGS quad map and flood insurance rate map are included in Appendix A.
<u>N</u>	Floodplains & Floodplain Management <sup>5 *</sup>	The property is located within the area covered by the City of Bozeman flood study prepared by the Federal Emergency Management Agency. According to the Flood Insurance Rate Maps (FIRM), the entire property is located in Zone X, which is outside of the 500 year flood plain. A copy of the FIRM Map is included in Appendix A.
<u>N</u>	Wetlands Protection <sup>11 *</sup>	Two Freshwater Emergent Wetlands are within proximity of the property as well as an artificial wetland. (EPA Enviromapper). Wetlands map is included as Appendix L.
<u>N</u>	Agricultural Lands, Production, & Farmland Protection <sup>3 *</sup>	The blackmore silt loam covering the majority of the site is considered productive for crop production while the Meadow Creek Loam, adjacent to the creek bed, is not considered productive. Due to the fractured ownership of the surrounding properties and encroaching developments, the site is no longer considered a viable farming unit. (See Appendix I)
<u>N</u>	Vegetation & Wildlife Species & Habitats, Including Fish <sup>4 *</sup>	Site is identified as great plains shrub lands & developed open space with low intensity residential; There are no public lands, bureau of land management lands, Environmental concern lands, private conservation lands, or conservation easements on or near the project. (Montana Natural Heritage Program, see Appendix N)
<u>N</u>	Unique, Endangered, Fragile, or Limited	None noted (Montana Natural Heritage Program)

<sup>a</sup>Including Sole Source Aquifer. Contact DOC for further information regarding Missoula-area projects.

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**P** - Approval/ Permits Required; **M** - Mitigation Required

KEY	Impact Categories--	Source of Documentation
	PHYSICAL ENVIRONMENT	Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
	Environmental Resources, Including Endangered Species <sup>2 *</sup>	
<b>N</b>	Unique Natural Features	None noted
<b>N</b>	Access to and Quality of Recreational & Wilderness Activities, and Public Lands, Including Federally Designated Wild & Scenic Rivers <sup>12 *</sup>	Gallatin County houses many outdoor activities and open spaces for hiking, kayaking, skiing, fishing, hunting, and other recreational activities

9. Evaluation of impact, including cumulative and secondary impacts, on the **Human Population** in the area to be affected by the proposed action:

Please complete the following checklist. Attach narrative containing more detailed analysis of topics and impacts that are potentially significant.

**Key Letter:** **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
**P** - Approval/Permits Required; **M** - Mitigation Required

KEY	Impact Categories--	Source of Documentation
	HUMAN POPULATION	Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
<b>B</b>	Visual Quality--Coherence, Diversity, Compatible Use, and Scale Aesthetics	Very high quality construction, conforms with area residential aesthetics
<b>N</b>	Historic Properties, Cultural, and Archaeological Resources <sup>6 *</sup>	According to the Montana Historical Society, Historic Preservation Office, there is one previously recorded site located within T1S, R5E, Section 35. This site is not located on or adjacent to this project. Four cultural resource inventories have been conducted within the area, with none of them covering the project area. Field observations show no clear evidence of historic homesteads or structures on the property. (See Appendix E for response letter)
<b>N</b>	Changes in Demographic (Population) Characteristics	Project conforms with Gallatin County's Growth Policy in relation to in-fill development
<b>N</b>	Environmental Justice <sup>13 *</sup>	Not applicable



**Key Letter:** **N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
**P** - Approval/Permits Required; **M** - Mitigation Required

<b>KEY</b> <hr/>	<b>Impact Categories--</b>  <b>HUMAN POPULATION</b>	<b>Source of Documentation</b> Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
<b>B</b> <hr/>	General Housing Conditions--Quality & Quantity	Homeownership opportunities are significantly limited for this project's target population of at or below 120% of the area median income
<b>N</b> <hr/>	Displacement or Relocating of Businesses or Residents	Not applicable
<b>N</b> <hr/>	Human Health	
<b>N</b> <hr/>	Local Employment & Income Patterns--Quantity and Distribution of Employment	See Appendix M
<b>B</b> <hr/>	Local and State Tax Base & Revenues	Existing property tax for phase 1 estimated at \$34,000 annually.
<b>N</b> <hr/>	Educational Facilities	Gallatin County has 32 schools in 16 districts, offering educational programs from kindergarten through high school. Gallatin County is also home to Montana State University, with an enrollment of over 15,000 and Gallatin College, a two year degree program.
<b>N</b> <hr/>	Commercial and Industrial Facilities, Production & Activity	Neighboring properties include some commercial use to the East, West, North, and South, with residential uses to the East, North, and South. Agricultural lands exist to the West, North, and South.
<b>N</b> <hr/>	Health Care	Adequate health and medical services are available
	Social Services	
<b>N</b> <hr/>	Social Services	Adequate social and governmental services are available
<b>N</b> <hr/>	Social Structures & Mores (Standards of Social Conduct/Social Conventions)	
<b>N</b> <hr/>	Land Use Compatibility	Project conforms to Gallatin County's Growth Policy and

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<b>KEY</b>	<b>Impact Categories-- HUMAN POPULATION</b>	<b>Source of Documentation</b> Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
		is consistent with area uses.
<b>N</b>	Energy Consumption	Utilities available in the area include electricity, natural gas, and telephone services.
<b>N</b>	Solid Waste Disposal <sup>9</sup> *	Sanitary waste is removed from the property via the municipal sewer system.
<b>N</b>	Waste Water--Sewage System	Sanitary waste is removed from the property via the municipal sewer system.
<b>N</b>	Storm Water	Storm water runoff will be conveyed to a series of detention and retention ponds located throughout the subdivision. These facilities will filter sediments and oils from the storm water before the water is discharged into a drainage or allowed to infiltrate into the ground. An overall grading/drainage plan is included in Appendix C.
<b>N</b>	Community Water Supply	Drinking water is supplied to the site from the municipal water supply.
<b>N</b>	Public Safety: Police	Adequate police protection available, with 65 law enforcement officers and 7 civilian employees
<b>N</b>	Fire	Adequate fire protection is available
<b>N</b>	Emergency Medical	Adequate emergency medical services are available
<b>N</b>	Parks, Playgrounds, & Open Space	Parks and open space requirements will be in compliance with City of Bozeman Planning and Building Department Codes.
<b>N</b>	Cultural Facilities, Cultural Uniqueness, & Diversity	
<b>N</b>	Transportation--Air, Rail & Auto (Including Local Traffic)	See Appendix D, Traffic Study



**Key Letter: N** - No Impact/Not Applicable; **B** - Potentially Beneficial; **A** - Potentially Adverse;  
**P** - Approval/Permits Required; **M** - Mitigation Required

KEY	Impact Categories--  HUMAN POPULATION	Source of Documentation Note date of each contact or page reference. Attach additional material as applicable. Where appropriate, please fully explain in attached materials.
N	Consistency with Other State Statutes or Local Ordinances, Resolutions, or Plans (to be added by local community)	Original plat, subdivision, and site plans approved by the City of Bozeman.

10. Describe and analyze reasonable alternatives to the proposed activity whenever alternatives are reasonably available and prudent to consider, and discuss how the alternatives could be implemented, if applicable.

The property was annexed into the City of Bozeman in the early 90's with a zoning designation of R-3 (Residential, Medium Density). The site currently is platted and approved for 4 phases of subdivision residential construction totaling 111 lots with 109 lots planned for townhomes. The Bozeman 2020 Community plan identifies a need for affordable housing developments within the City. Studies show that the lack of affordable housing is having deleterious impacts on the community, decreasing the socioeconomic diversity, pushing low income families further and further away from Bozeman. The surrounding properties include a mix of single family and townhome densities adjacent to business parks, industrial land uses, and commercial developments.

11. Where applicable, list and evaluate mitigation actions, stipulations, and other controls which will be enforced by the local government or another governmental agency.

Protective measures included in Appendix I in relation to existing geology, and Appendix C in relation to Storm Water Drainage. Further, covenants, restrictions, and Articles of Incorporation of the Homeowners Association are included in Appendix G.

12. Is the proposed project in compliance with all applicable Federal, State, and local laws and regulations?

☒ Yes ☐ No

## LEVEL OF CLEARANCE FINDING:

Based on the foregoing environmental review, it is concluded that:

☒ FINDING: A request to the Montana Department of Commerce for release of funds for the within project **is not** an action significantly affecting the quality of the human environment, and no EIS is required. A Finding of No Significant Impact (FONSI) can be made.

OR

☐ FINDING: A request to the Montana Department of Commerce for release of funds for the within project **is** an action significantly affecting the quality of the human environment, and an EIS is required.

Finding Executed by: Stephen White

Name (Typewritten): Stephen White

Title: Environmental Certifying Officer

Signature:



Date: 12-19-15



Welcome to the official website of



Amsterdam ♦ Churchill ♦ Belgrade ♦ Big Sky ♦ Bozeman ♦ Four Corners ♦ Gallatin Gateway ♦ Manhattan ♦ Three Forks ♦ West Yellowstone



New Search



History



Payoff



Help

**Property/Parcel TaxID:** RFG8683

**Status:** Current

**Receipt:**

**2015 Owner(s):**  
YELLOWSTONE BANK

**Mailing Address:**

1276 N 15TH AVE STE 102  
BOZEMAN, MT 597153289

**Levy District:**

0350-08, 7C Bozeman(C)BZP

**2015 Value:**

**Market:** \$353,788  
**Taxable:** \$4,776

**Vet Exempt:** \$0  
**Net Taxable:** \$4,776

**2015 Taxes:**

<b>First Half:</b>	\$0.00	<b>Due:</b>
<b>Second Half:</b>	\$0.00	<b>Due:</b>
<b>Total:</b>	\$0.00	

**2015 Payments:**

<b>First Half:</b>	\$0.00
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$0.00

(May include penalty & interest)



Detail



Detail

**2015 Legal Records:**

**Geo Code:** 06-0904-35-1-01-22-0000 **Instru#:** 2356495D **Date:** 03/17/2010

**TRS:** T01 S, R05 E, Sec. 35  
**Legal:** S35, T01 S, R05 E, ACRES 2.725,  
E2W2SE4SW4 LESS POR BAXTER SQUARE SUB  
PH 1 & 2

**Note:**

**TO OBTAIN PAYMENTS, CLICK ON "HISTORY"**

Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria will result in an incomplete search.

ATTENTION: For Owner Name Searches, you must search LastName FirstName.

Website data last updated 10/12/2015.

**Payments can be sent to:**

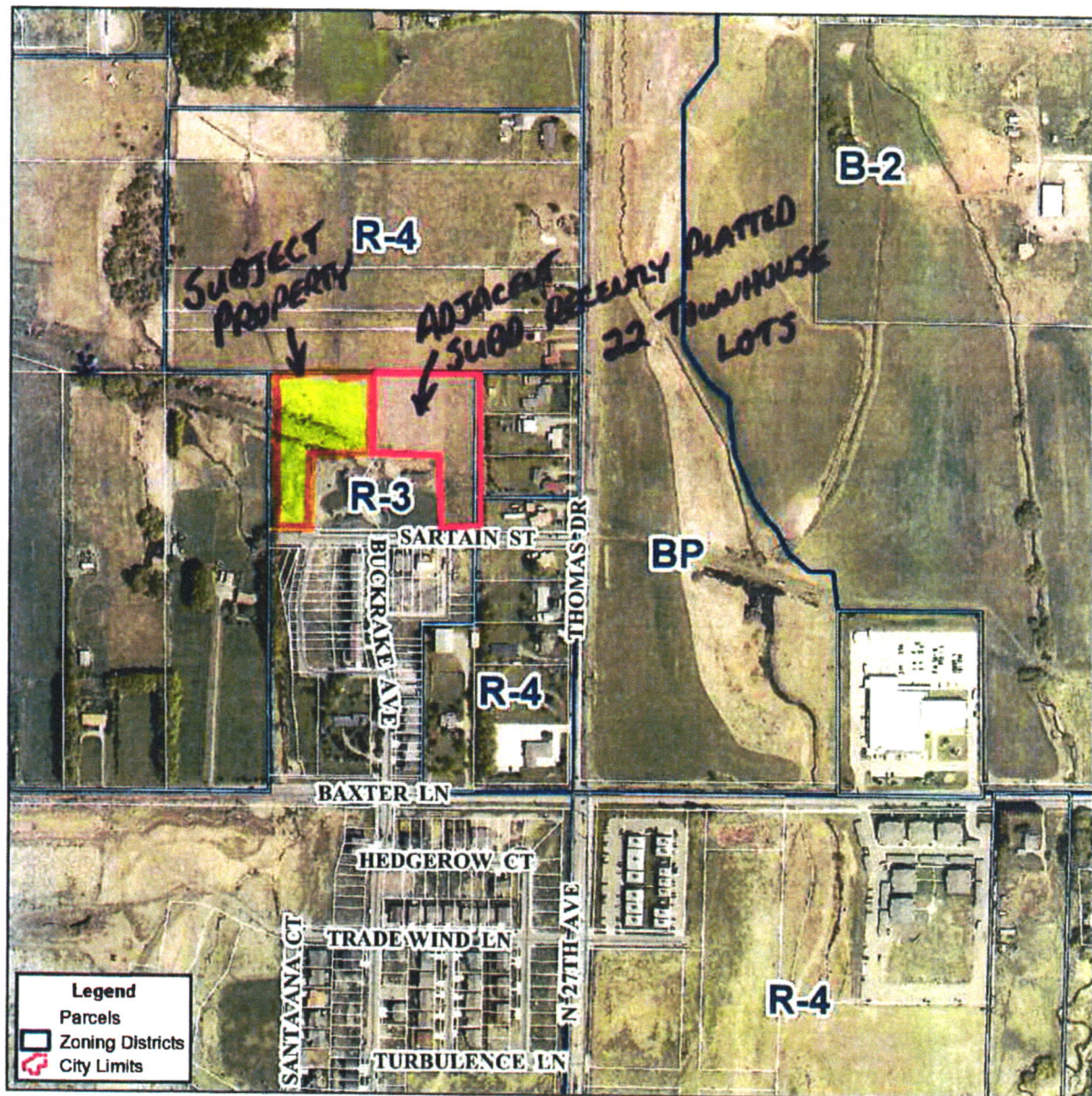
Gallatin County Treasurer  
311 West Main, Room 103  
Bozeman, MT 59715

**Please direct any questions to:**

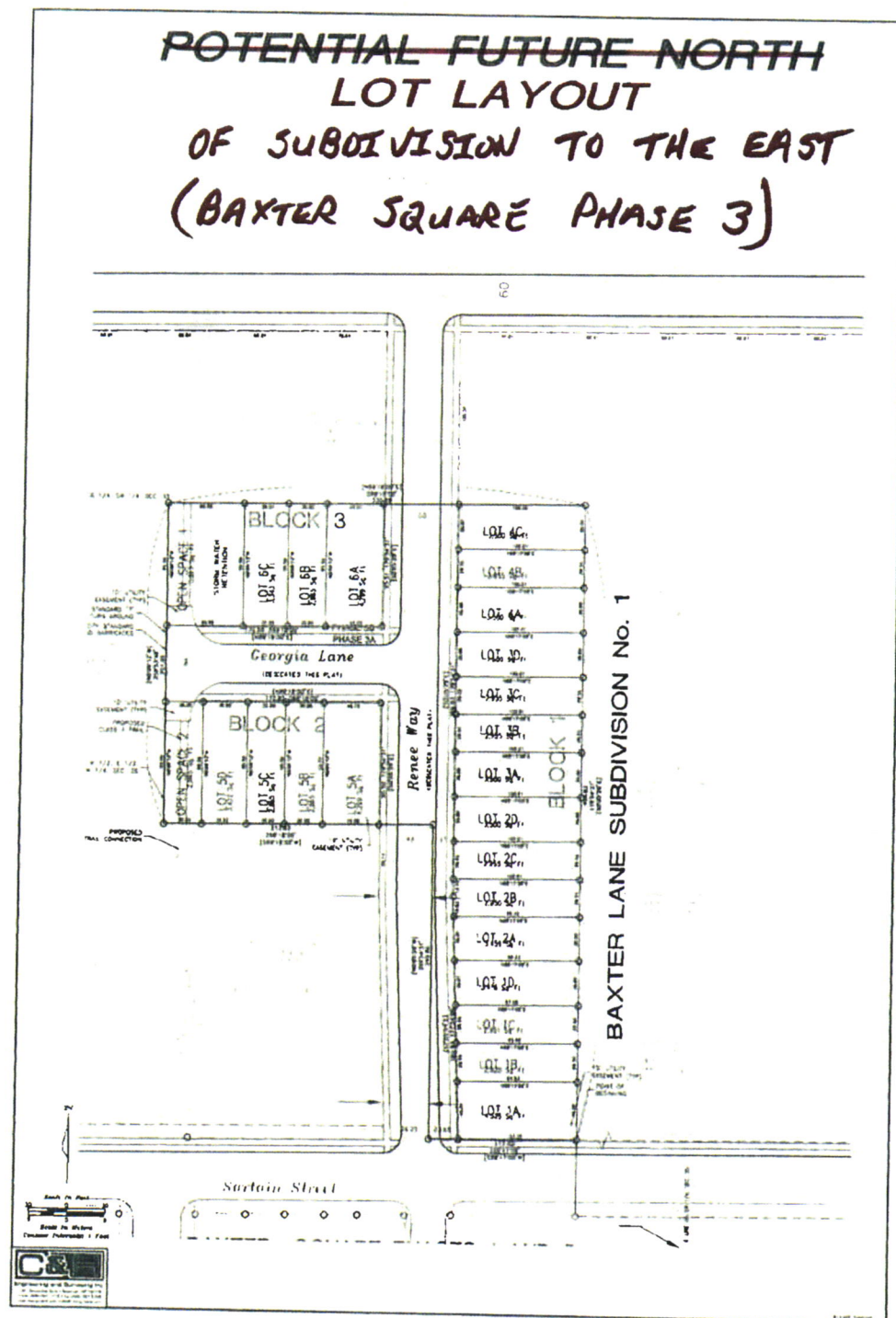
(406)582-3030 or [treasurer@gallatin.mt.gov](mailto:treasurer@gallatin.mt.gov)



SECTION 1 - MAP SERIES



Project Location Map – 2012 Aerial Photo with Zoning



**Stormwater** – The applicant submitted a preliminary design report for stormwater management for review by the City Engineering Division. Surface runoff will be controlled by channeling flows into a retention area. The retention pond will limit runoff to the predevelopment rates and allow for percolation and aquifer recharge. The retention basin will filter sediments and oil